

DISTRICT III ADVISORY BOARD

MINUTES

Tuesday, August 7, 2001

7:00 p.m.

Colvin Mini City Hall, 2820 S. Roosevelt

Members Present

Bill Ward
Brent Turnipseed
Matt Foley
John Kemp
Jim Skelton
Jim Gulick
Judy Dillard
Phil Bloomquist

Members Absent

Gene Fuhr
Lois Ann Newman
Phyllis Hall

ORDER OF BUSINESS

DAB III Board Members were sworn in.

Call to Order

Council Member Lambke called the meeting to order at 7:01 p.m.

Approval of Minutes

The minutes of the July, 2001 meeting was unanimously approved.

Action: Approved by vote of 8-0.

Public Agenda

1. **Michelle Safstrom**, address 3897 Cessna, phone number 683-6273 testified about receiving a parking ticket over the weekend for illegal parking in front of her house. She said that she and many of her neighbor's guests received parking tickets on Saturday night when the neighbors were having a party. Someone called in a complaint that Michelle and the party attendees were parked on the easements and sidewalks of Cessna. When a complaint is lodged the police respond with tickets for illegal parking. She went on to say that she owns her own property and she thinks something should be done to make parking available for everyone who lives there. She states she can't park parallel as it narrows the street down to one lane, however she did acknowledge that there are no parking restrictions on the street itself. **Councilman Lambke** said the parking issues were unique to the area of Planeview. **Board member Kemp** asked if people get ticketed for parking on Ross Parkway. **Councilman Lambke** says it is a public street and parking is allowed.

Action: Receive and file. Councilman Lambke requested Michelle's phone number and he will work further with her.

2. Rob Winters introduced **Mike Longhoffer**, Regional Director with the American Youth Soccer Organization District #49 and he addressed the DAB III board meeting. He wished to register their complaint with the fee increase proposed by the Wichita Park and Recreation Department for the use of the soccer fields adjacent to the Colvin Neighborhood Center. AYSO District #49 covers the area of Wichita east of the Canal route and currently about 900 children participate in the soccer program with about 100 of them receiving scholarships for their fees. Most of the scholarship children are from the Colvin Elementary School. Longhoffer said AYSO had been playing at the Planeview soccer fields since 1984 or 1985. and their original agreement which is still in force called for AYSO to install the sprinkler system and they have continued to improve the fields while the City of Wichita mowed the fields and paid the water bill. Last year AYSO paid \$2500 minus capital improvements they made to the soccer fields for access to the fields.

The current proposal by the Park Department asks for a \$10 fee per child per season, currently the children pay \$55 per year to participate in soccer and a small portion of the fee goes to the Park Department. **Board member Skelton** characterized the proposed fee increase as a grab for money. **Longhoffer** characterized the Park Department's actual cost figures of upkeep and maintenance for the soccer fields as excessive and disputed their computation. **Leah Hoffman**, Superintendent for the Park Department said she used actual cost figures provided by the City of Wichita finance department as the basis for the fee increase. She stated the Park Department was only trying to recoup 10% of the maintenance costs of the soccer fields, they were not targeting AYSO in any way and they wanted to be able to improve the condition and safety of the fields. She continually repeated the fee was not set and that she was in the process of negotiating a more acceptable fee increase with AYSO and across the board.

Hoffman stated that many soccer and softball teams and many other groups representing special interest groups use city parks. The increase in fees is an attempt by the department to levy a more realistic fee for use of the parks by the groups that are directly benefiting from the facilities. Extended discussion followed and **Board member Bloomquist** questioned the figures from the parks department as did **Board member Foley**. **Longhoffer** concluded saying if the increase is implemented they would be forced to seek other facilities. **Hoffman** stressed that the figure wasn't firm and negotiations continue as the Park Department is interested in reaching a reasonable compromise.

Action: Receive and file.

Planning Agenda

- 3. CON 2001-00039 Scott Knebel** with the City County Planning Department presented the first cell tower planning case of the evening, a request for placement of 150 foot tall cellular tower generally south of Pawnee and east of St. Francis. The request was not given administrative approval as an earlier request for placement of a cell tower some 75 feet north of this site by the same company was denied by the Wichita City Council. Knebel stated that staff did not approve this request as it did not meet the requirement of the Wireless Communication Master Plan.

Kim Edginton, Austin Miller P.A. appeared before the Board on behalf of Brad Murray requesting a cell tower in a new location. The company contends they have three valid contracts for customers on the tower including Cricket Communications Inc., however no contract copies were presented. She asserts the proposed cell tower is within the guidelines of the Wireless Communication Master Plan and it should have been granted administrative approval. Utilizing an existing cell tower site is not feasible as it is too costly to tear down the existing tower and rebuild but no written cost figures were presented. **Board member Kemp** asked close homes were to the proposed tower and was told they were about 300 feet. **Edginton** concluded by saying this cell tower proposal complies with nearly every aspect of the Wireless Communication Master Plan and should be approved.

Action: Because another cell tower request is being presented at this meeting a motion was made by Bloomquist (Foley) to defer on this decision until more information is available.

4. **CON2001-00041** **Greg Ferris**, Ferris Consulting appeared before the Board requesting approval of a 130 foot tall cell tower located south of Pawnee and west of Broadway on behalf of his client Nordyke Ventures, LLC c/o Mark Nordyke and Cricket Communications, Inc. **Scott Knebel**, Planning Department made brief remarks saying this was a request similar to the earlier one, however this location was in Herman Hill Park just south of the Patrol South building. **Ferris** stated this was a viable request for conditional use of the land for the cell tower. He reported he had received assurances from Cricket Communications Inc., site acquisitions director Doug Smith and they were committed to this location. According the Wireless Communication Master Plan a park is a preferred site for a tower and in this case this is a wooded area, which allows screening of the facility. The site was chosen in conjunction with the Director of the Park Department and if approved they would lease the land used and allow Wichita Police Department free space on the tower if desired. Ferris concluded his remarks by saying the Board had the option of approving both towers contingent upon the receipt of the contract with Cricket Communications.

Board member Bloomquist stated that he thought the DAB Board or the Metropolitan Area Planning Commission should make the decision of where the tower should go rather than let Cricket Communications Inc chose. He also stated he was bothered by the use of park property for this project. **Board member Skelton** asked about the viability of the staff recommendation. It suggested utilizing the nearby existing tower and building a new tower further west at Pawnee and Meridian. **Ferris** replied that alternative exists for both proposals. **Edginton** stated her client would also provide the City of Wichita with free space on their tower. **Board member Ward** states that he feels **CON 2001-39** wouldn't work as well as the second proposal, **CON 2001-41**. **Board member Foley** said he sees the second proposal as a further encroachment on public park space and he doesn't favor that. **Knebel** said the communications system used by the Police Department would not benefit from space on this tower. **John Davis** with the City County Health Department reminded everyone that this decision ought to consider the changes coming to the park as a result of the proposed Gilbert Mosley Ground Water Treatment facility.

Action Taken: Board voted on both planning cases at this time.

CON 2001-00039 Council member Bloomquist (Foley) moved this request be approved the 8 board members present voted 4-4 since it was at tie vote no recommendation was made for this request.

CON 2001-00041 Council member Ward (Gulick) recommended conditional use of the land for this cellular tower be approved. The board voted 3 in favor and 5 against. Motion denied.

Public Works Agenda

There were no items submitted.

Unfinished Business

There were no items submitted.

New Business

There were no items submitted.

Board Agenda

- 5. Community Police Report** was presented by **Officer Jaimie Crouch**. He passed around charts showing crime statistics for the area. The maps revealed the main focus of crimes occurring in the area of District III covered by East Patrol. The main goal at this time is to reduce the number of burglaries from vehicles, a big problem in this area. Rates of aggravated assault are also kind of high but the incidents are decreasing. There was a shooting in the neighborhood a month ago but the perpetrator has been apprehended. Basically he said there was a lot of catch up going on in his division since the abortion protests required so much man power and they are short handed any way. He stated he continues to work on trash issues and abandoned cars.
- 6. Cornejo Landfill Inquiry**
Ron Cornejo appeared before the board explaining the construction land fill operated by his company will have a 3 foot high berm and it will extend south but stop short of the turnpike. **Board member Foley** said conditional use of the land by the city states the berm is to be in place already and he wondered why it was taking so long to accomplish this. **Cornejo** replied that the berm is a buffer and there is no face of the landfill visible now. It has taken his company this long to get the berm filled in and work continues on it. **Board member Bloomquist** spoke about dust and debris blowing about. **Cornejo** replied they use water trucks to keep the dust down and if blowing debris is a problem to call him and he will dispatch a crew immediately to take care of the problem. **Board member Foley** asked if recycled asphalt could be applied to keep the dust down and **Cornejo** replied that was being done. **Board member Gulick** says it is immaterial to him whether the dust comes from rock crushing or traffic on the road to the land fill it is still a problem. **Cornejo** agreed and said sometime they are forced to close down their landfill operation when the dust becomes too great in spite of the water trucks and use of asphalt tailings. **Board member Kemp** asked the height of the berm and **Cornejo** stated it was 10 feet taller than the railroad bed. **Board member Kemp** stated the dust and debris problem increase when the berm was only 3 feet tall. Kemp also asked if the piles of rock

were 25 feet tall or less and was a fence going to be built. **Cornejo** responded saying his CUP (Conditional Use Permit) allowed a fence on an optional basis.

Discussion ended with **Board member Kemp** agreeing to serve as the organizer of the Cornejo landfill tour for any and all interested DAB III board members. Interested parties should contact Kemp and he will coordinate the time and date for the tour. Cornejo indicated a strong interest in addressing any issues brought to his attention.

Action: Staff will schedule with Council member Kemp for a tour of the Cornejo Construction Landfill.

6. **Report on Senior Issues at Colvin** **Vicki Mork**, Neighborhood Assistant at the Colvin Community Center reviewed two memos she had prepared. The first one identified the issues presented by the senior citizens at the July DAB meeting, at that time the seniors stated they were concerned about being excluded from the Colvin Community Center. Recent space reorganization resulted in the loss of storage space for their air dyne bicycles and their TV, VCR and cart and the loss of the director's office.

The second memo reviewed in a general way, the history of senior services at Colvin since the program began under the tutelage of Senior Services Inc. through the present arrangement with The American Red Cross. Options being explored range from acquiring a portable classroom to establishing a "office table" for the senior program director in the corner of the large kitchen so she can leave her telephone out at all times. Vicki stressed the senior citizens are not being kicked out and she is sorry they feel that way. The biggest problem at the Colvin Community Center at this time is the lack of space, this issue encompasses the school also. They had to build two temporary classrooms in the library and the teachers' lounge has also been converted to a classroom. However, these problems are temporary and will be addressed when Colvin Elementary receives needed improvements through the bond money in three years.

Vicki was unable to uncover any evidence of a "99 year lease" for a senior center at the Colvin Community Center site. She concluded her remarks saying the spirit of cooperation is in place and she and the seniors continue to search for solutions to the problem of space usage.

Recommended action: Receive and file reports.

8. Due to the lateness of the hour **Council member Lambke** asked the Board members to review board vacancy information that was provided to them and let him know if they had good people to suggest for the appointments.

Recommended action: Provide names to Council member Lambke for possible appointment.

9. **No neighborhood updates were presented.**

10. The grand opening of the Colvin Community Center is still scheduled for September 29, 2001. It will be a festive occasion and all are invited to attend.

Recommended action: Attend

11. **Board member Ward** commented the budget information provided by the City of Wichita for income is clean but he thought the expenditures were a little fuzzy. Councilman Lambke encouraged Ward to attend the city commission meeting and provide that input for the City Council.

Recommended action: Receive and file budget information.

12. **Appeal for Volunteers** Mork announced that the City of Wichita is involved in a "Blitz Build" in conjunction with Habitat for Humanity. One of the four houses being built will be done by the City and many volunteers are needed. **Board member Bloomquist** requested Matt Jordan's phone number as he had a work group of about 40 people from Wesley that were interested in this project.

The meeting adjourned at 9:23 PM.

Guests

Patsy Ellis
Harry Johnson
Marge Zakoura Vaughn
Joanne Suchy, Red Cross
John Hammon, 2688 S. Vassar Ct.
Gerry Hammon, 2688 S Vassar Ct.
Marty Cornejo
Ron Cornejo
John Davis
Jerry Quigley
Ronald Meadows
Ralph Dinwiddie
George Hull
Michelle Safstrom
Isidra V. Hidalgo

Bonnie Gerant
Delfina Rangel
Lonny G. Wright
Earl Powell
Greg Ferris
Tim Austin
Scott Knebel
Kim Edgington
Terry Kiser
Shane Hackworth
Officer Michael Hungria
Officer Jaime Crouch
Leah Hoffman
Stephen Safstrom
Dix Dit

Submitted by,

**Vicki Mork
Neighborhood Assistant**